

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

1. ANY CUTTING OR FILLING AFTER _____
MAY RENDER LOTS UNSUITABLE FOR SUBSURFACE SEWAGE DISPOSAL.
2. LOT 1 HAS BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES
FOR A _____ BEDROOM HOME.
3. LOT 2 HAS BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES
FOR A _____ BEDROOM HOME.
4. ALL SHADED AREAS ARE TO BE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL
SYSTEMS. KEEP ALL HOUSES, UTILITIES, AND DRIVES OUTSIDE SHADED AREAS.
5. ANY ENCROACHMENT OF SOILS AREAS MAY RESULT IN LOSS OF BEDROOM APPROVAL.

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE
DISPOSAL SYSTEMS WITH RESTRICITONS

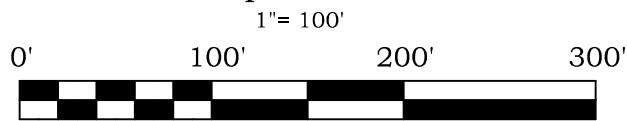
GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED HEREON AS BEING
SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED
RESTRICTIONS.
BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER
STRUCTURES AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SHALL BE
APPROVED BY THE LOCAL HEALTH AUTHORITY.

DATE T.D.E.C./D.W.R.

LEGEND

- = Point
- ⊙ = Iron Pin (O)
- = 1/2" Rebar (N) w/ Sexton Cap
- = Utility Pole
- ⊗ = Soils Stake
- ⊙ = PK Nail Old
- ▲ = Mag Hub Nail New

Graphic Scale



- _____ = Property Line
- = Reference Line

SHORT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 08°51'00" E	20.01'
L2	S 84°07'50" E	122.13'
L3	S 84°07'50" E	122.13'
L4	S 08°37'36" W	19.20'
L5	S 55°48'43" W	88.18'
L6	S 06°37'35" W	121.03'
L7	N 87°43'59" W	52.99'
L8	N 09°36'31" E	137.74'
L9	S 74°42'08" E	47.93'
L10	S 06°03'35" E	46.60'
L11	S 08°59'06" W	136.97'
L12	N 87°43'59" W	101.51'
L13	N 08°55'25" E	160.02'
L14	S 74°42'08" E	101.81'
L15	N 12°57'08" E	218.27'
L16	N 12°57'08" E	64.56'
L17	S 77°51'49" E	20.00'
L18	S 12°57'08" W	39.92'
L19	S 77°51'49" E	27.89'
L20	S 10°20'07" W	24.64'
L21	N 77°51'49" W	49.02'

LOTS 1 & 2 ARE SUBJECT TO A 25'
RIGHT OF WAY EASEMENT

NOTE:
The soil area(s) as shown were identified
by Norrod Soil Consulting, LLC located
at 277 Red Williams Road Crossville
Tennessee 38571. (931-456-5078)

CERTIFICATE OF ACCURACY
I hereby certify that this is a category 1 survey and the ratio of
precision of the unadjusted survey is greater than 1: 10,000 as shown hereon.
I also certify that the monuments have been or will be placed as
shown hereon to the specifications outlined by the State of Tennessee.

Date John Chris Sexton RLS 1898

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the
accuracy required by the Rutherford County Tennessee Planning Commission and that the
monuments have been placed as shown hereon, to the specifications of the County Road
commissioner or the County Engineer.

Date Surveyor

NOTES:

1. The purpose of this plat is to create a two lot subdivision.
2. Surveyed area is not located within a flood hazard zone as shown by FEMA Flood Insurance Rate Map
No. 47149C0402H dated Jan 05, 2007. Property is located in Zone "X". Zone "X" is defined as
areas outside the 100 year flood plain.
3. Current zoning for the surveyed parcel is "RM" Minimum building setbacks are:
Front: 40 feet
Rear: 20 feet
Side: 10 feet
4. Underground utility locations as shown hereon are approximate and are subject to
field verification by the utility owner. In Tennessee it is a requirement per the
"Underground Utility Damage Prevention Act" that anyone who engages in excavation
must notify all known underground utility owners no less than three nor more than
ten working days of their intent to excavate. A list of these utilities can be obtained
from the county register of deeds. Those utilities participating in the Tennessee one
call system can be notified by calling 1-800-351-1111.
5. Bearings are based on Magnetic North -- 10/30/1985 by Robert Francis.
6. Total Area of this subdivision: 5.01 ACRES
7. This parcel is subject to any and all rights-of-way and easements as shown or any other
rights-of-way and easements or restrictions either recorded or by prescription that a
title search may reveal.
8. Main line water taps will be made by the Consolidated Utility District.
Contact the Consolidated Utility District concerning any connection fees or
developmental procedures.
9. Water and Sewer service lines to be extended to property by owner\developer of each
respective lot as needed.
10. A separate right-of-way excavation permit issued at the Street Department
will be required for excavation or construction in the public right of way.
11. All minimum building setback lines must comply with the current ordinances of
Rutherford County.
12. The nearest fire hydrant IS NOT located within 1000' of the property.
13. This Survey was performed in the field with a Sokkia Reflecterless Total Station.
14. Total Number of Lots: 2

NOTE: BEARING ARE RELATIVE TO
MAGNETIC NORTH -- SEE NOTE # 5



CERTIFICATE OF OWNERSHIP
I (we) hereby certify that I am (we are) the owner(s) of the property
shown and described hereon and that I (we) hereby adopt this plan of
subdivision with my (our) free consent and establish the minimum building
restriction lines, and dedicate all streets, alleys, walks, and utilities therein,
parks and other open spaces to public or private use as noted.

Date By: Owners Name
(reference Deed Book 1470 page 1049 R.O.R.C.T.)

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
I hereby certify that the subdivision shown hereon has been approved by
the Middle Tenn. Electric Membership Corp. (MTEMC) for electric power service,
that the subdivision is within the service area of MTEMC, and that MTEMC is
able to provide electric power service to the subdivision subject to the owner
complying with the applicable rules and regulations of MTEMC. No electric
power service will be provided until MTEMC's requirements for electric power
service have been met.

Date MTEMC Power System Official

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found
to comply with the subdivision regulations for Rutherford County,
Tennessee with the exception of such variances, if any, as are noted in
the minutes of the Planning Commission and that it has been
approved for recording in the office of the County Register of Deeds.

Date Planning Commision Secretary

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that: (1) the water lines and appurtenances for the water
system of the subdivision shown hereon have been installed in accordance
with County codes and specifications and the Tennessee Department of
Environment and Conservation, Community Public Water Systems Design
Criteria, or (2) that a surety for these improvements has been posted
with the Consolidated Utility District to assure completion of same and that
the land shown to be subdivided hereon is within the water service jurisdiction
of [either Murfreesboro Water and Sewer Department or Consolidated
Utility District].

DATE Consolidated Utility District

DATE OF RECORDING:

TIME OF RECORDING:

PLAT BK.: , PAGE:

REVISIONS:
LOTS REVISED 07/28/2016

PREPARED FOR:
OWNER/CLIENT
DON BRUCE
1911 HAYNES DR
MURFREESBORO, TN
37129

MINOR SUBDIVISION PLAN
BRUCE W GUM ROAD SUBDIVISION
LOCATED IN THE 25TH CIVIL DISTRICT OF RUTHERFORD COUNTY,
TENNESSEE; THE CITY OF MURFREESBORO,
DON BRUCE PROPERTY
DEED BOOK 1478 PAGE 1340
REGISTERS OFFICE RUTHERFORD COUNTY

TAX MAP REF.:
150
P/O Parcel 021.00

SURVEYED BY: JCS/JPV/SAP

DRAWING DATE: 07/06/2016

DRAWN BY: JCS

CHECKED BY: JCS/JPV

SCALE: 1" = 100'

PROJECT NUMBER: 2016-042

FILE NAME: C:/CARLSON2016/2016-042.DWG

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